

**EXPRESS CAR WASH**

**JURUPA VALLEY - Near Major Intersection**

**includes**

**Business and Property**



**Bashir Tariq 951-269-3000**

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DRE# 01851484



# OFFERING SUMMARY

## Location

### Spotless Express Car Wash

8675 Limonite Ave  
Jurupa Valley CA 92509

## Offering Summary

**Price** **\$2,350,000**

Building Size	1,765 SF
Lot Size	23,086 SF
Year Built	2015
Tunnel length	65 ft
Vacuums	8

## Includes Business and Property

Business, Real Estate and all improvements included

## For additional information

Complete the NDA, using the following link  
[bashirtariq.com/nda-form](http://bashirtariq.com/nda-form)



# INVESTMENT HIGHLIGHTS

## PRIME LOCATION, EXPRESS CAR WASHES, near major intersection

- **Prime location** at the major intersection of Limonite Ave & Van Buren Blvd, with daily traffic exceeding **49,000 vehicles**
- **Well-established business** proudly serving the community since **2015**
- Offers **monthly membership plans, Express Wash,** and **Wash-and-Go** packages
- **Upstairs office** adds value and complements a **well-organized equipment and storage area**
- **Population of over 285,000 within a 5-mile radius** and approximately **10 minutes from Downtown Riverside**
- **Excellent opportunity** to own a **mid-size express car wash** and participate in the rapidly expanding express car wash market
- **Call today - this opportunity won't last long**



# EXTERIOR AND TUNNEL VIEWS



# EXTERIOR VIEWS



# AERIAL OVERVIEW



# EQUIPMENT - OFFICE VIEWS



# AERIAL OVERVIEW



**Van Buren Blvd**

**Pedley**

**Limonite Ave**



# AERIAL OVERVIEW



# DEMOGRAPHICS

## SNAPSHOT

	3 miles	5 miles	10 miles
<b>POPULATION</b>			
2024 Population	84,893	285,351	955,588
Median Age	33.8	34.2	34.2
Bachelors' Degree Higher Education	13%	16%	21%
<b>INCOME</b>			
Average House Income	\$98,390	\$98,859	\$104,810
<b>HOUSING</b>			
Median Home Value	\$460,998	\$457,843	\$493,055
Median Home Year Built	1975	1977	1983
<b>HOUSEHOLDS</b>			
2025 Households	21,705	78,332	267,784
Average Household Size	3.7	3.4	3.4
Average Household Vehicles	3	2	2
<b>HOUSING OCCUPANCY</b>			
Owner Occupied Households	60%		
Renter Occupied Households	40%		
<b>DAYTIME EMPLOYMENT</b>			
Employees	21,526	76,394	401,093
Businesses	2,372	10,016	45,098
<b>TRAFFIC</b>			
Van Buren Blvd and Limonite Ave NW	49,738	2025	
Van Buren Blvd and Holiday St S	37,714	2025	
Limonite Ave and Eucalyptus Ave E	20,382	2025	
Limonite Ave and Morton Ave E	20,398	2025	



285,351

POPULATION 5 mile



\$98,859

INCOME 5 mile



\$457,843

HOME VALUE 5 mile



49,738

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

# AREA OVERVIEW

## JURUPA VALLEY - EASTVALLE

**Jurupa Valley** (Serrano: *Hurumpa*) is a city in the northwest corner of Riverside County, California, United States. It was the location of one of the earliest non-native settlements in the county, Rancho Jurupa. The Rancho was initially an outpost of the Mission San Gabriel Arcángel, then a Mexican land grant in 1838. The name is derived from a Native American village that existed in the area prior to the arrival of Europeans.

On March 8, 2011, voters approved a ballot measure, Measure A, to incorporate and form the city of *Jurupa Valley*. The effective date of incorporation was July 1, 2011.<sup>[4]</sup> Residents of the area had previously voted on incorporation in 1992, but rejected that measure, along with a competing ballot measure that would have incorporated Mira Loma.<sup>[4]</sup>

The city of Jurupa Valley covers approximately 43.5 square miles (113 km<sup>2</sup>), and had a population of 105,053 as of the 2020 census. It is bordered by the cities of Eastvale, Norco, and Riverside in Riverside County and the cities of Ontario, Fontana, Rialto, Bloomington and Colton in neighboring San Bernardino County

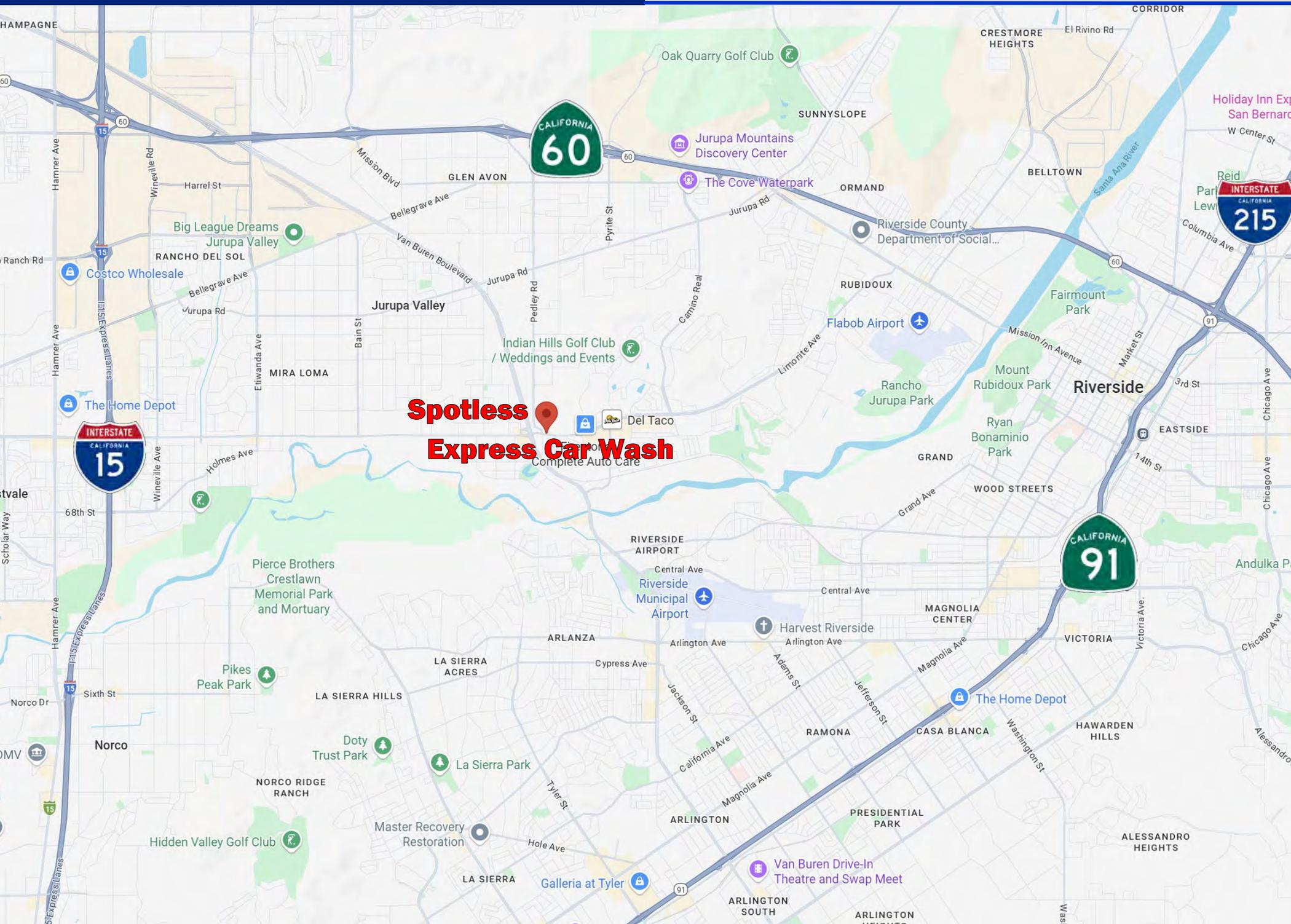
## POINT OF INTEREST

- Galleano Winery
- Jensen Alvarado Ranch
- The Cove Waterpark
- Flabob Airport
- Jurupa Mountains Discovery Center
- Jurupa Mountain Discovery Center
- Rancho Jurupa Regional Park 6. Goose Creek Golf Club

# THINGS TO SEE & DO IN THE CITY AND VACINITY



# REGIONAL MAP



**Spotless**  
**Express Car Wash**

## Confidentiality & Disclaimer

### Presented By:



### Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

#### C21 Commercial Director:

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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. C21 Commercial does not serve as a financial advisor to any party regarding any proposed transaction. Each party is advised to check with authority's all license, permits, DLSE, bond, insurance requirement before the purchase and after close of escrow requirements. Some businesses may require special license and permits.

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws



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Investor, Developer, Consultant,  
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Car Washes into the Highest and Best Operating  
Car Washes in the Car Wash industry*

**Member of: ICA, WCA, ICSC NAR, C.A.R, RIAOC, RCAOC**

